

**ORDINANCE NO. 20111215-087**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS WILLIAM T. AND VALERIE MANSBENDEL WILLIAMS HOUSE LOCATED AT 3820 AVENUE F IN THE HYDE PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT FROM FAMILY RESIDENCE- HISTORIC DISTRICT-NEIGHBORHOOD CONSERVATION (SF-3-HD-NCCD) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-HISTORIC DISTRICT-NEIGHBORHOOD CONSERVATION (SF-3-H-HD-NCCD) COMBINING DISTRICT**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence- historic district-neighborhood conservation (SF-3-HD-NCCD) combining district to family residence-historic landmark-historic district-neighborhood conservation (SF-3-H-HD-NCCD) combining district on the property described in Zoning Case No. C14H-2011-0004, on file at the Planning and Development Review Department, as follows:

The center 67 feet of Lot 9, Shadow Lawn Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 71, of the Plat Records of Travis County, Texas, as described in the survey plat, attached as Exhibit "A", (the "Property"),

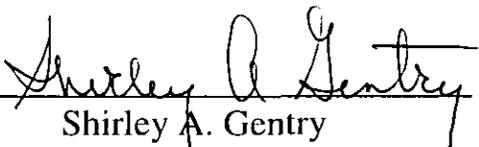
generally known as the William T. and Valerie Mansbendel Williams House, locally known as 3820 Avenue F, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 020131-20 that established the Hyde Park neighborhood conservation combining district and Ordinance No. 20101216-093 that established the Hyde Park Local Historic District.

**PART 3.** This ordinance takes effect on December 26, 2011.

**PASSED AND APPROVED**

December 15, 2011 §  
§  
§  
\_\_\_\_\_  
  
Lee Jeffingwell  
Mayor

**APPROVED:**  **ATTEST:**   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk

SCALE: 1"=20'

- LEGEND**
- ⊙ 1/2" Iron Rod Found
  - ipf ⊙ 1/2" Iron Pipe Found
  - ◇ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
  - Wood Fence
  - - - Chain Link Fence
  - Overhead Utility Line (Record Dimension)

**SURVEY PLAT OF 67 FEET OF LOT 9, SHADOW LAWN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 71 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 67 FOOT WIDE PORTION OF LOT 9 WHICH WAS CONVEYED TO W. T. WILLIAMS AND CLOTILDE VALERIE WILLIAMS BY DEED RECORDED IN VOLUME 497 PAGE 245 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 3820 AVENUE F.**

TO: David Conner  
 North American Title Company  
 North American Title Insurance Company  
 GF No. 14663-11-00104

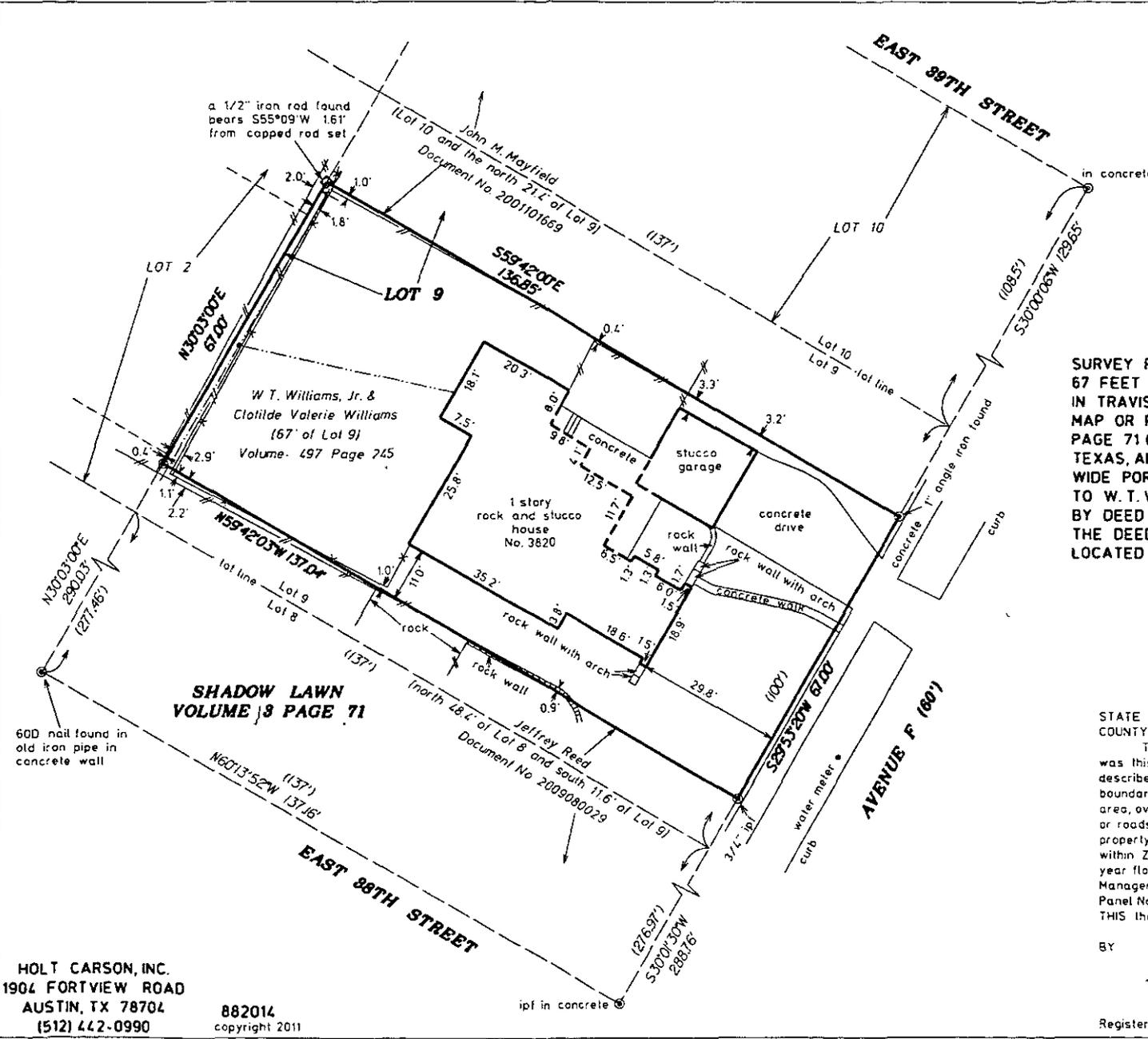
STATE OF TEXAS  
 COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0465 H, dated September 26, 2008. THIS the 12th day of JULY, A.D., 2011

BY

*Anne Thayer*

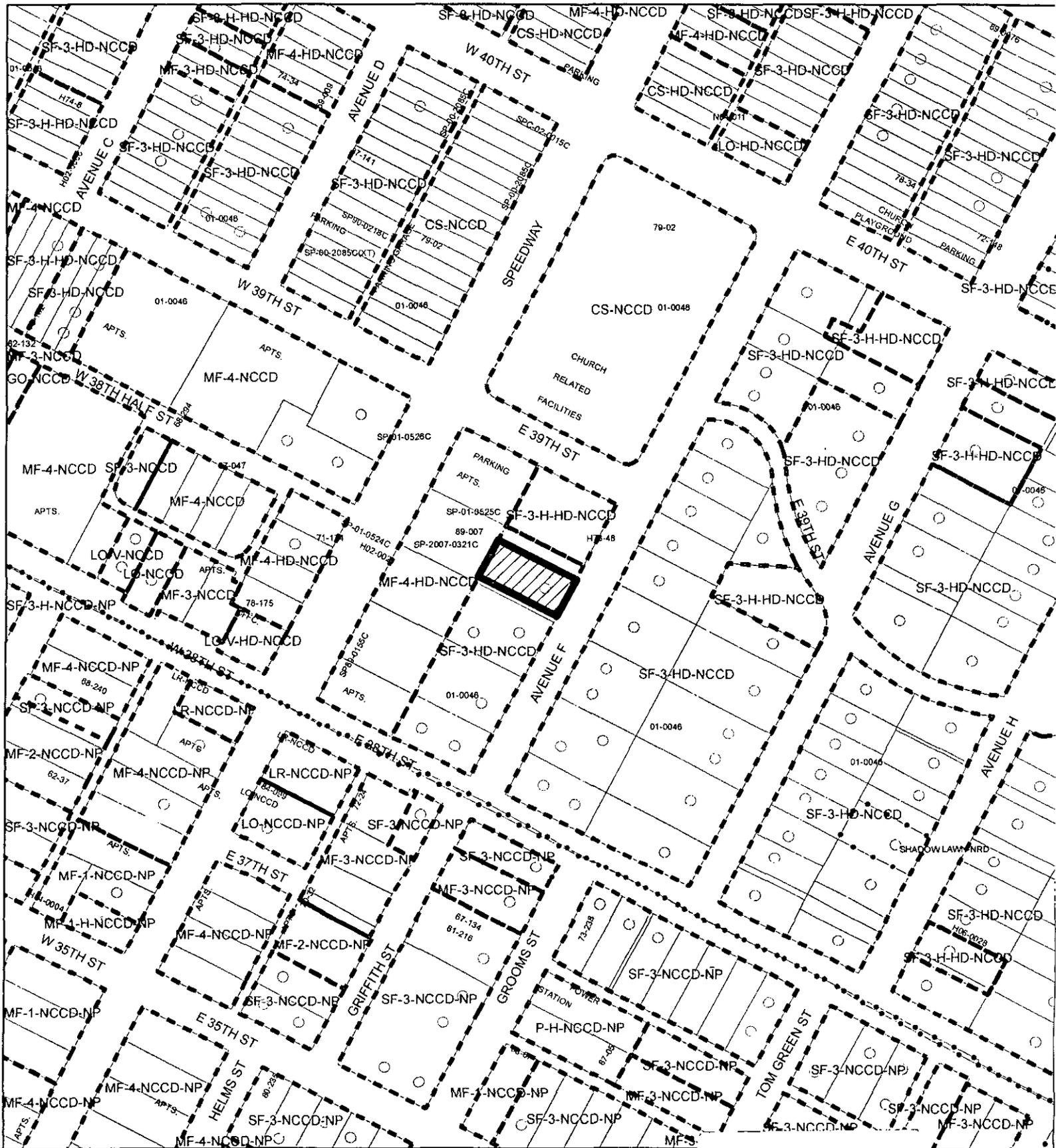
Anne Thayer  
 Registered Professional Land Surveyor No. 5850



HOLT CARSON, INC.  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990

882014  
 copyright 2011

Exhibit A



**HISTORIC ZONING**

Exhibit B

ZONING CASE#: C14H-2011-0004

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

